

DETACHED PROPERTY WITH CAR PARKING – TO LET



1,285 Sq.Ft. (119 Sq.M.) approx N.I.A.

**35 Browns Road
Holmer Green
HIGH WYCOMBE
Buckinghamshire
HP15 6SL**

**Suitable for a variety of uses such as Medical, Children's Nursery, Office,
Vets and Restaurant (S.T.P.)**

kemptoncarr.co.uk | Maidenhead office 01628 771221



Location

Situated in the heart of Holmer Green, the property is circa 0.25 miles from local amenities such as hairdressers convenience offerings, various independent eateries, vets and petrol station.

High Wycombe is circa 4.1 miles to the south and offers excellent transport links via the M40, M25 and the M4 via the A404, to London, Maidenhead & Birmingham.

The mainline railway station, providing services to London Marylebone, is approximately 15-mins away.

Description

A detached property in a primarily residential location, offering accommodation over ground and first floor levels, across various individual rooms. Suitable for a variety of uses such as medical, children's nursery, office, vets and restaurant, subject to planning permission.

The property also benefits from private car parking to the front for approximately 4-5 cars.

Accommodation

	Sq. Ft.	M2
Ground floor	778	72.26
First floor	507	47.10
Total	1,285	119.36

Approx net internal area (N.I.A)

Terms

A new effective full repairing and insuring lease is to be drafted outside the security provisions of the landlord and tenant act 1954 part II amended. Terms are to be agreed by negotiation. Available June 2022.

Rent: £25,750 per annum exclusive.

The above rent is exclusive of business rates, insurance and utilities, and is not subject to VAT.

Business rates

The billing authority is Buckinghamshire Council.

Rateable value: £15,554.00

We have been verbally informed of the above rateable value. We suggest this amount, and the amount payable, is verified directly by contacting the ratings officer at Buckinghamshire Council on 01494 461000.

Legal Costs/VAT

Each party to bear their own professional and legal costs.

The property is not elected to pay VAT.

Amenities

- Village centre position
- Enclosed garden
- Parking for 4-5 cars

Energy Performance Rating

C-7



Viewing and further information

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